

A.P.N.: 1220-04-112-031
Escrow No.: 1102294-WD



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
Northern Nevada Title Company
1483 US Highway 395 N # B
Gardnerville, NV 89410

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO

E. Allison Cole
P.O. Box 2866
Gardnerville, NV 89410

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer tax is \$429.00,

GRANT, BARGAIN, SALE DEED

That James A. Downs and Sharon I. Roeder, joint tenants with right of survivorship in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to E. Allison Cole, an unmarried woman all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows: Lot 55 as shown on the official map of KINGSLANE UNIT NO. 2, filed in the office of the County Recorder on December 20, 1971 in Book 94, Page 517, Document No. 55958, Official Records of Douglas County.

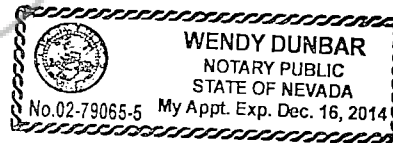
Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: October 22, 2014

This Document is being signed in counterpart

James A. Downs
James A. Downs

Sharon I. Roeder



STATE OF Nevada)

COUNTY OF Douglas)

On October 23 2014 personally appeared before me, a Notary Public, James A. Downs who acknowledged that he executed the above instrument.

Signature Wendy Dunbar
(Notary Public)

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All that certain real property situated in the County of Douglas, State of Nevada, described as follows:
Lot 55 as shown on the official map of KINGSLANE UNIT NO. 2, filed in the office of the County Recorder on December 20, 1971 in Book 94, Page 517, Document No. 55958, Official Records of Douglas County.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: October 22, 2014

*This document is being signed
in counterpart*

James A. Downs

Sharon I. Roeder

STATE OF)

COUNTY OF)

On October __, 2014 personally appeared before me, a Notary Public, _____ who acknowledged that he executed the above instrument.

Signature _____
(Notary Public)

PLEASE SEE ATTACHED
ALL-PURPOSE ACKNOWLEDGEMENT
CERTIFICATE

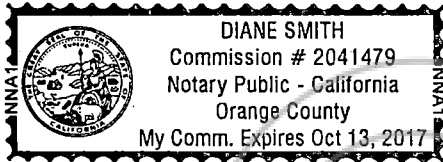
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Orange }

On Oct 23rd 2014 before me, Diane Smith, Notary Public,
Date Name and Title of the Officer

personally appeared Sharon Idella Roeder
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Diane Smith
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: Oct 22nd 2014

Number of Pages: one Signer(s) Other Than Named Above: 0

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input checked="" type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 - a) 1220-04-112-031
2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Cmm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input checked="" type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sale Price of Property: \$110,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value \$110,000.00

Real Property Transfer Tax Due: \$429.00

4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.000%

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____

Signature *Sharon Roeder* Capacity *grantor*

SELLER (GRANTOR) INFORMATION

Print Name: James A. Downs and Sharon Roeder

Address: 2015 Sharon Way

City: Reno

State: Nevada Zip: 89509

BUYER (GRANTEE) INFORMATION

Print Name: E. Allison Cole

Address: P.O. Box 2866

City: Gardnerville

State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company

Address: 1483 US Highway 395 N # B

City: Gardnerville State: Nevada

Esc. No.: 1102294-WD

Zip: 89410